

FOR SALE OR LEASE
1.33 Acres±
Industrial Land



INDUSTRIAL LAND

13341 - 149 Street

Edmonton, Alberta

Property Features

- 1.33 Acres± ready for build to suit or storage yard
- IB zoning allows for flexible range of users
- Great location, situated in the heart of the Bonaventure Industrial park
- Full municipal services
- Quick access to St. Albert Trail, 137th Avenue, Yellowhead Trail and Anthony Henday Drive

Ryan Brown

587 635 2486
 rbrown@naiedmonton.com

Derek Claffey

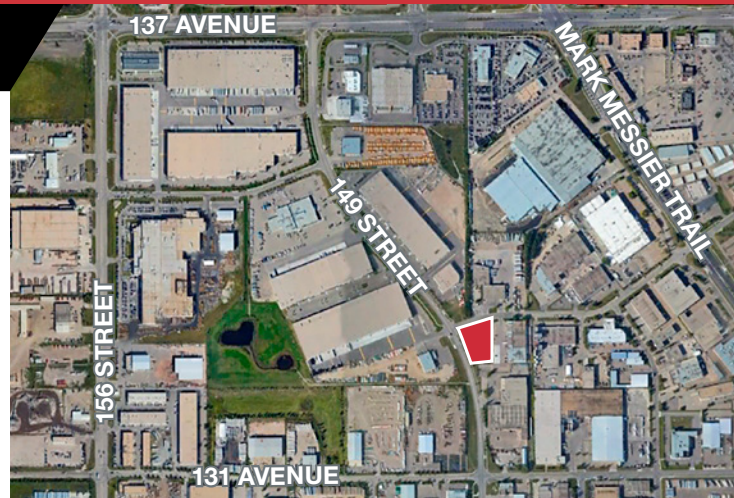
587 635 2478
 dclaffey@naiedmonton.com

Chad Griffiths

780 436 7414
 cgriffiths@naiedmonton.com

Drew Joslin

780 540 9100
 djoslin@naiedmonton.com



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|-------------------|------------------------------------|
| SIZE | 1.33 acres± |
| LEGAL DESCRIPTION | Plan 1421605, Block 11, Lot 24A |
| ZONING | Business Employment (BE) |
| AVAILABLE | Immediately |
| LEASE RATE | \$1.10/sq.ft./annum |
| PROPERTY TAXES | \$30,284.95 (2023) (\$0.52/sq.ft.) |
| SALE PRICE | \$1,200,000 |